

Charter Bylaw 19675

To allow for commercial development and high density residential development, Central McDougall

Purpose

Rezoning from DC2 to CB2 and RA9; located at 10911 – 105 Street NW.

Readings

Charter Bylaw 19675 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19675 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on April 1 & 10, 2021. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

This application proposes to change the zoning of a parcel of land from a (DC2) Site Specific Development Control Provision to (CB2) General Business Zone and (RA9) High Rise Apartment Zone.

The proposed CB2 Zone will allow for a wide range of commercial uses with the opportunity for residential uses as well. As this Zone is applied only to the northern portion of the subject site, it is appropriately located as far from the existing adjacent residential uses as possible, and closer to the major roadway (Kingsway Avenue NW) where it maintains good visibility and accessibility.

The proposed RA9 Zone allows for high rise residential development with limited commercial opportunities at the ground level. As this Zone is applied to the majority of the subject site, it introduces significant residential development opportunities that could yield up to two high-rise towers. Though this site is in close proximity to existing single detached housing (along the site’s western boundary), shadow impacts from these taller buildings will largely be felt by non-residential properties to the north and east.

This application is supported by the City Plan which designates this area as a Major Node. A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Typical building types in Major Node's are high-rise and mid-rise development.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Public Engagement

Advance Notice was sent to surrounding property owners and the president of the Central McDougall Community League on January 5, 2021. One response was received and is summarized in the attached Administration Report.

Attachments

1. Charter Bylaw 19675
2. Administration Report